



New Prague
Orderly Annexation
Board Meeting
January 9, 2020
6:30PM

City of New Prague
118 Central Ave N
New Prague MN 56071



City of New Prague
118 Central Ave N
New Prague MN 56071
952-758-4401
www.ci.new-prague.mn.us

New Prague Orderly Annexation Meeting

6:30 PM Thursday, January 9, 2020

AGENDA

I. ROLL CALL AND INTRODUCTIONS

II. APPROVAL OF PREVIOUS MEETING MINUTES, IF ANY

III. PUBLIC HEARING 6:30 PM FAITHPOINT CHURCH

- A. Request for Approval of Preliminary Plat and Final Plat of FaithPoint Lutheran Church Consisting of 1 Lot on 12.1 Acres.
- B. Request for Conditional Use Permit to Construct and Operate a Church Facility

Location: Section 35

Township: Helena

Current Zoning: UER-C (Urban Expansion Reserve Cluster)

IV. GENERAL AND ADJOURN



STAFF REPORT PREPARED FOR TOWNSHIPS & ORDERLY ANNEXATION BOARD

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952)496-8653 • Fax (952)496-8496 • Web: scottcountymn.gov

Preliminary & Final Plat and Conditional Use Permit for FaithPoint Lutheran Church

Request:

- 1) Preliminary Plat of FaithPoint Lutheran Church consisting of 1 lot on 12.1 acres.
- 2) Final Plat of FaithPoint Lutheran Church consisting of 1 lot on 12.1 acres.
- 3) Conditional Use Permit (CUP) for FaithPoint Lutheran Church.

Greg Wagner, Principal Planner, is the project manager and is available for questions at 952-496-8360.

General Information:

Applicant:	FaithPoint Lutheran Church	Site Location:	West of Redwing Avenue & South of 270 th Street West
Property Owner:	FaithPoint Lutheran Church	Township:	Helena, Section 35
Public Hearing Date:	January 9, 2020	Action Deadline:	February 28, 2019 (120 day)

Zoning/Comprehensive Plan Information:

Zoning District:	UER-C, Urban Expansion Reserve Cluster District	Comprehensive Land Use Plan:	Urban Expansion Area
Overlay Zoning Dist:	N/A	School District:	New Prague #721
Watershed District:	Scott WMO	Fire District:	New Prague Department
Ordinance Sections:	Chapters 2 & 60	Ambulance:	North Memorial

Report Attachments:

1. Site Location Map
2. Aerial Photo
3. Preliminary Plat
4. Final Plat
5. Application Submittal Narrative dated September 30, 2019
6. Project Civil Plans dated November 26, 2019
7. Architectural Plans and Landscaping Plan A1-A6
8. Scott County Environmental Services review memo dated November 5, 2019
9. Scott County Transportation review memo dated November 25, 2019
10. Scott County Natural Resources review memo dated December 12, 2019
11. Township Recommendation
12. Helena Township Engineer review memo dated December 4, 2019

Request-	Preliminary Plat, Final Plat, and Conditional Use Permit for FaithPoint Lutheran Church
Comprehensive Plan-	The 2040 Comprehensive Plan Update guides this parcel as Urban Expansion. The proposed use is consistent with the land use goals and policies identified in the 2040 Comprehensive Plan.
Adjacent Land Use/Zoning-	<u>North</u> – 36 acre agricultural parcel, zoned UER <u>South</u> – 28 acre agricultural parcel, zoned UER-C <u>East</u> – 10 acre residential parcel, zoned UER <u>West</u> – 24 acre wooded/agricultural parcel, zoned UER-C
Existing Conditions-	The 12.1 acre parcel is currently agricultural.
Ordinance Requirements-	<u>Front Yard Setback:</u> 100 feet from County Road right-of-way; 67 feet from local public street right-of-way. <u>Side Yard Setback:</u> 15 feet. This is a corner lot so side yard setbacks apply on the west and south. <u>Parking:</u> 10 feet from right-of-way/property line.
Proposed Setbacks-	The proposed structure and parking areas meet required Zoning Ordinance setbacks.
Existing Roads-	The site is located on the southwest intersection of Redwing Avenue (County Road 89) and 270 th Street West, a gravel Helena Township road.
Road Improvements-	Helena Township is requiring that 270 th Street West be upgraded and paved to a hard surface roadway from Redwing Avenue to the west extent of the property.

Site Photo – View looking north at the subject property.



Background:

FaithPoint Lutheran Church is proposing to construct a church facility on 12.1 acres located on the southwest corner of Redwing Avenue (County Road 89) and 270th Street West in section 35, Helena Township. This area of Scott County is guided as Urban Expansion Reserve in the Scott County Comprehensive Plan, and the subject property is located within the Orderly Annexation Area (OAA) for Helena Township and the City of New Prague.

Under the OAA land use is regulated by the Scott County Comprehensive Plan and Zoning Ordinance, with required public hearings held by a Joint Annexation Board (JAB), comprised of representatives from the Township, City, and County Board. This JAB reviews the application(s), addresses any public comment, and makes a recommendation to the Scott County Board of Commissioners for final action.

The requested action is to preliminary plat and final plat Outlot B, Novotny Woods into Lot 1, Block 1 FaithPoint Lutheran Church (plat name), and a Conditional Use Permit (CUP) to construct and operate a church facility. Outlots under County Zoning Ordinance regulations are non-buildable parcels so a new plat must be approved to allow issuance of required permits. The applicants met with Helena Township and Scott County in 2017 at a Development Review Team (DRT) meeting to discuss the plat and CUP process, at which time the city also provided comments.

FaithPoint Church proposes a 13,000 square foot (sq. ft.) building that includes a 360 seat worship auditorium, classrooms, offices, storage and a main lobby/gathering area with adjacent warming kitchen for events. The site would have two new accesses off of 270th Street West entering into a 120 stall paved parking lot on the north side of the proposed church facility. South of the church facility would be areas for wastewater treatment (septic sites), stormwater facilities, and undeveloped land that may be used for recreational purposes such as a ball field or multi-use athletic field.

Zoning, Parking, & Lighting:

Church or institutional uses are allowed in the urban expansion area through a CUP. The plat formalizes dedication of right-of-way, and also drainage and utility easements around wetlands and stormwater infrastructure. As proposed the church building meets required setbacks from both public road rights-of-way at 234 feet from 270th Street West and 283 feet from Redwing Avenue. The proposed building is shown at 129 feet, and future expansion at 50 feet, from the west property line and just under 500 feet from the south property line.

Parking spaces required for church buildings are 1 space for every 3 seats based on the maximum proposed capacity, which is identified as 360 seats. The church is showing the required 120 paved spaces north of the church building, and the spaces and drive aisles meet county size and width requirements. Parking could be expanded to the south and east in the future if needed. Both site entrances are paved and will require permits from the township to ensure proper width and drainage along the road.

The church at this point has not determined final site lighting plans, but have provided the types of lighting fixtures (sheet A2) for the exterior building façade areas or within the parking lot. These hooded designs meet county requirements for not directing light on adjacent properties and would be reviewed by the County at time of installation.

Roads & Access:

Road right-of-way was dedicated at 60 feet along Redwing Avenue and 33 feet along 270th Street West as part of the Novotny Woods plat. County Ordinance requires parcels on corner lots to obtain access from the lower functioning roadway, which is 270th Street West. Helena Township met with church representatives and will require that 270th Street West be upgraded and paved from Redwing Avenue to the west property line. This improvement will need to be completed to township road standards as outlined by the township engineer in their review comments.

Based on the current church capacity there are no road improvements required on Redwing Avenue (County Road 89); however, County Transportation has stated that turn lane improvements would be required with any future expansion. The Township has also recommended that a condition be added that future expansion would trigger a traffic study to determine if a turn lane or bypass lane are needed. This condition is a condition of the CUP as well as listed in the development agreement. Another requirement is that a streetlight be installed on the southwest intersection corner.

Stormwater & Septic:

The church, parking, and driveways will create new impervious surfaces that the applicants are required to control runoff. The proposed stormwater management would utilize a bio-filtration basin south of the parking area to control and infiltrate stormwater. This basin would have an overflow tile to the wetland area along the county road. Comments have been provided by the Township Engineer and County Water Resources Engineer that need to be addressed before County Board consideration of the plat and CUP.

The applicants have identified primary and alternate septic drainfield locations to the west and south of the parking lot. Scott County Environmental Services has provided a review memorandum attached to this report with questions that the church has responded to, as well as required alterations to the septic tanks and drainfield locations. The main issue is that the alternate site is located below the 100 year high water level of the adjacent bio-filtration basin, meaning it could be subject to stormwater, and both sites are near to proposed grading limits. The modifications required by Environmental Services and protection of the septic sites must be addressed prior to County Board consideration of the plat and CUP.

Building Standards:

County building exterior standards require use of different building design elements as well as accent materials to enhance the building façade. As proposed the church building has a large covered archway over the main entrance and arched rooflines over two large front windows. The front roof then steps back and elevates over the main building. The façade is also a mix of colored fiber-cement siding, prefinished metal fascia, and stone veneers with large windows throughout the sides of the building. The worship auditorium has an elevated roofline on the east side of the building. The style proposed with the accent elements meet the architectural building standards of the ordinance.

Landscaping:

County landscape standards are based on landscape units defined in County Ordinance as requiring one landscape unit per the greater of 1 unit per 40 feet of site perimeter or 1 unit per 500 sq. ft. of gross building area. Based on site perimeter a total of 75

landscape units are required, and as proposed the church is meeting this requirement with a mix shrubs and small ornamental trees around the building front and entrance area. Coniferous trees will be planted around the parking lot and on the west end of the building. Additional shrubs and decorative perennials will be planted around an entrance monument and along the front of the building.

Township Recommendation:

The Helena Town Board recommended approval of the plat and CUP at their December 2019 monthly meeting. The attached recommendation is subject approval of the development agreement and approval of all township engineer comments, as well as a letter of credit for the proposed township road improvements.

City of New Prague:

City staff did not have any comments other than the property is not in an area that can currently be served by city sewer and water, therefore development under Township and County regulations makes sense for this proposed use.

Staff Recommendation:

Subject to the conditions of approval, the preliminary plat, final plat, and the conditional use permit conform to the Zoning and Subdivision Ordinances; therefore, staff recommends approval of the preliminary plat, final plat, and the conditional use permit based on the criteria for approval listed below:

Conditions to be Satisfied Prior to County Board Consideration of the Preliminary Plat or the Conditional Use Permit:

1. Any conditions stated in the Scott County Environmental Services Department review of the plat, CUP and proposed septic drainfield sites.
2. Any conditions stated in the Scott County Natural Resources Department review of the plat, CUP, stormwater management plan, and grading plan.
3. The applicant shall provide the County with a \$5,000 guarantee to ensure stormwater infrastructure and landscaping is installed according the approved plans.
4. Any requirements listed in the Helena Township recommendation and Township Engineer review of the plat and CUP plans. .
5. A development agreement is drafted to ensure all required site improvements are constructed and installed according to the approved plans. This agreement will be between the Developer, Township, and County.
6. Payment of any Helena Township or Scott County Final Plat fees.
7. The County Surveyor, Recorder, and Attorney shall review and sign the final plat.

Criteria for Plat Approval:

1. *Adequate Drainage* – the proposed plat will meet all stormwater drainage requirements as identified in Chapter 6 of the zoning ordinance prior to County Board consideration.
2. *Adequate Potable Water Supply* – the proposed plat, utilizing an individual well, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – the property has frontage on 270th Street West and Redwing Avenue (County Road 89). Access shall be taken off of the lower functioning road, which is 270th Street West.
4. *Adequate Waste Disposal Systems* – the proposed lot will meet all requirements of the individual sewage treatment system ordinance prior to County Board consideration.

5. *Consistency with the Comprehensive Plan* – the proposed plat conforms to the goals and policies contained in the 2040 Comprehensive Plan for development in the Urban Expansion Area.
6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers.
7. *Consistency with the Minnesota Environmental Quality Board's Policies*- the proposal does not require any environmental review and is therefore consistent with the policies of the Minnesota Environmental Quality Board.
8. *Consistency with Capital Improvement Plans* – the proposed plat is not requiring any county funded road improvements; therefore it is consistent with the County's capital improvement plan.

Criteria for CUP Approval (Chapter 2-6-1):

1. The proposed use does not create an excessive burden on public facilities.
2. The proposed use is compatible with uses on adjacent lots.
3. The proposed structures will be designed of materials that are not unsightly in appearance.
4. The use is consistent with the purpose of the UER-C Zoning District.
5. The use is not in conflict with the Scott County 2040 Comprehensive Plan.
6. Adequate measures have been taken to provide ingress and egress, access to public roads and on-site parking.
7. Adequate water supply, sewage treatment systems, erosion control and storm water facilities have been approved by County Staff.
8. The proposed buildings will need to meet all Building Code requirements.

Conditions of Approval:

1. The applicant is to file with the Scott County Zoning Administration in January of each year a statement stating that they are in compliance with the conditions of the Conditional Use Permit (CUP).
2. This Conditional Use Permit is specifically issued to FaithPoint Lutheran Church, applicant and property owner, to operate a multi-purpose church facility.
3. If the property is sold or the use changes within the structure, and/or a new user is considered said changes shall be reviewed by the Scott County Zoning Administration, Building Inspections and Environmental Health Departments and by the Helena Town Board and City of New Prague to determine if the Conditional use Permit needs to be updated or amended.
4. The Helena Town Board may conduct an annual review of the church to ensure that they are in compliance with the CUP conditions.
5. The applicant shall pay an annual inspection fee for the CUP, if and when the County adopts an inspection fee ordinance.
6. The property shall be developed according to the approved project plans dated _____; any modifications to the approved plans must be reviewed and approved by Scott County Zoning Administration and by the Helena Town Board.
7. All lighting and signage shall comply with the Scott County Zoning Ordinance.

8. All landscaping shall be installed and maintained according to the approved landscaping plan dated September 30, 2019.
9. The applicant shall work with the local electric utility provider to install and maintain a streetlight on the southwest corner of 270th Street West and Redwing Avenue. The church will pay for the street light installation and operating costs.
10. Future expansion of the church facility, as indicated on the project plans, shall require a traffic study to determine what turn lane safety improvements will be necessary on Redwing Avenue. This will be reviewed by the Township and County Transportation. All costs for the traffic study and for installation of required turn lane safety improvements would be funded by the applicant/property owner.

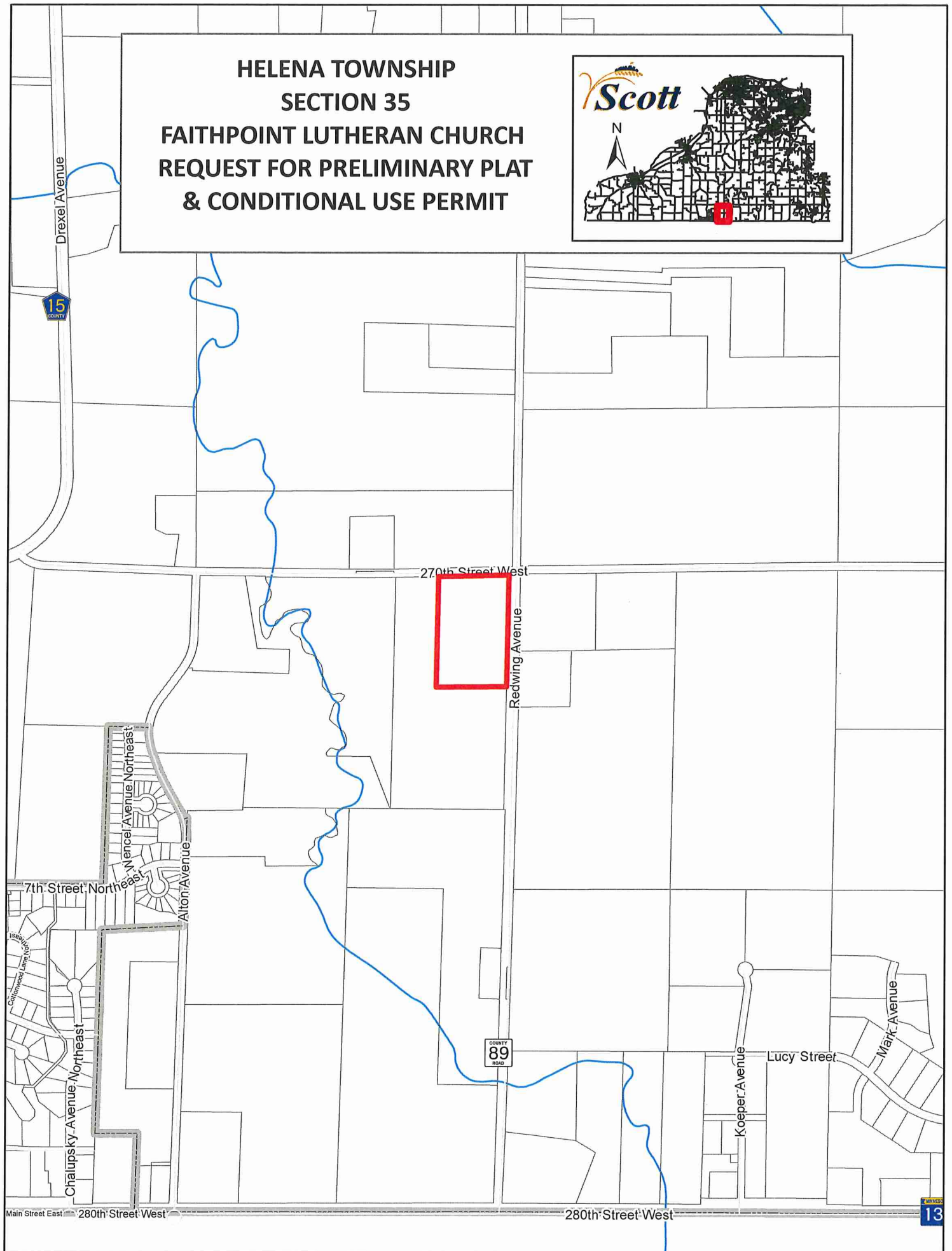
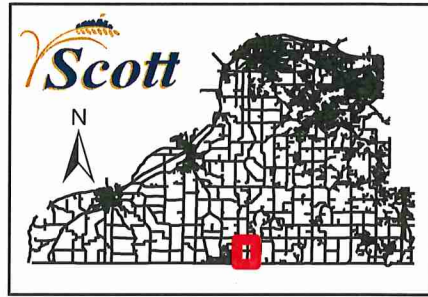
Joint Annexation Board Alternatives:

1. Approve the request as recommended by Zoning Staff with the specified conditions.
2. Approve the request as recommended by the Zoning Staff with amendments to the conditions.
3. Table the request for a specific reason.
4. Deny the request for a specific reason.

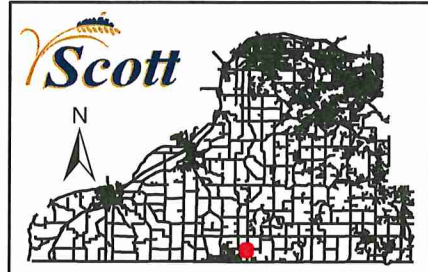
Suggested Joint Annexation Board Motion:

Based on the criteria for approval listed in the staff report, I recommend approval of the preliminary and final plat of FaithPoint Lutheran Church and approval of the Conditional Use Permit for FaithPoint Lutheran Church to operate a multi-purpose church facility, noting that this recommendation is subject to the conditions that must be satisfactorily addressed prior to County Board consideration of the project.

**HELENA TOWNSHIP
SECTION 35
FAITHPOINT LUTHERAN CHURCH
REQUEST FOR PRELIMINARY PLAT
& CONDITIONAL USE PERMIT**



**HELENA TOWNSHIP
SECTION 35
FAITHPOINT LUTHERAN CHURCH
REQUEST FOR PRELIMINARY PLAT
& CONDITIONAL USE PERMIT**






270th Street West

Redwing Avenue

PID: 50710030



 DENOTES BITUMINOUS SURFACE
 DENOTES GRAVEL SURFACE
 DENOTES HYDRIC SOIL

PROPOSED PARKING = 116 STANDARD, 4 HANDICAP

AREAS

PROPOSED LOT 1 = 523,444 SF
PROPOSED BUILDING = 12,993 SF
PROPOSED PARKING = 56,603 SF
PROPOSED SIDEWALK = 1,777 SF

PROPOSED IMPERVIOUS = 71,373 SF
= 13.6%

HYDRIC SOIL = 108,341 SF

HYDRIC SOIL = 108.341 SE

SETBACK INFORMATION:
FRONT = 30' LOCAL ROW
CO RD 89 = 100' ROW
SIDE YARD = 15'
REAR YARD = 30'
WETLAND BUFFER = 25' - 65'

PROPOSED PROPERTY DESCRIPTION

PROPOSED PROPERTY DESCRIPTION
LOT 1, BLOCK 1, FAITHPOINT LUTHERN CHURCH,
SCOTT COUNTY, MINNESOTA.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 10-17-2019 Thomas J O'Meara
THOMAS J. O'MEARA, LAND SURVEYOR
MINNESOTA LICENSE NO. 46167

2019	PREPARED BY: <u>Baldwin</u>
------	-----------------------------

PREPARED BY: **Bohlen**
Surveying & Associates

31432 Follage Avenue
Northfield, MN 55057

Phone: (507) 645-7768
tomesara@boltonsurveying.com

1682 Cliff Road East
Burnsville, MN 55337

Phone: (952) 895-0212
Fax: (952) 895-0259

11-7-19	TJO	ADDED BORINGS	ORIG DATE: 10-17-2019
11-19-19	TJO	REVISED WETLAND #4	
12-2-19	TJO	REVISED SEPTIC LOCATIONS	
			DESIGN BY:
			DRAWN BY: TJO
			CHECKED BY: TJO
DATE	BY	DESCRIPTION	
REVISIONS			

Scott County Recorder
(Abst. Property)

Sept 30, 2019



Scott County
Attn: Greg Wagner, Senior Planner
200 4th Avenue W
Shakopee, MN 55379

RE: Conditional Use Permit, Preliminary and Final Plat Submittal For:
FaithPoint Church – Helena Township

A. CONTACT INFORMATION:

FaithPoint Contact:
Pastor Steve Trewartha
201 Central Ave N
New Prague, MN 56071
prsteve@faithpointlc.org
952-393-2717

Vanman Architects and Builders Contact:
Angie Knodel, AIA
9600 54th Ave N, Suite 180
Plymouth, MN 55442
angie@vanmanab.com
763-541-9552

B. LEGAL DESCRIPTION / SITE DATA:

The site is located in Helena Township. This site is legally described as "Block 00B Lot O-L Subdivision Cd 05071 Subdivision Name NOVOTNY WOODS. Plat ID# 05071

The site is currently zoned as UERC – Urban Expansion Reserve Cluster District. Churches are considered a Conditional Use in this district. In total, the property is 12.12 acres (527,947 square feet). The site is located at the southwest corner of Redwing Ave/89 and W 270th Street.

C. HISTORY NARRATIVE:

FaithPoint Lutheran Church held its first service on October 9, 2011. On November 21, 2011 the church acquired State Bank of New Prague where they are currently and have now outgrown this building. The need for a new building will provide the opportunity to better minister the congregation and community.



D. PROPOSED USES:

The proposed plan for FaithPoint Church on this site consists of a new 13,000 sf building. The new facility would include a lobby space as you enter the building, a 360 seat worship auditorium, 5 classrooms, administrative offices, as well as toilets, storage and utility spaces. The floor plan also includes a warming kitchen that will be used to serve coffee and donuts on Sunday mornings as well as other ministry related pot-luck events.

Worship services will be held on Sunday Mornings at 8:30 am and 10am. The building would also be used on Wednesday and Sunday evenings for Confirmation and Youth Group from approximately 6 pm to 9pm. Office hours would be kept during the week Monday through Friday from 8 am to 5 pm as well as various bible study groups and ministry miscellaneous events.

E. PARKING/ NUISANCE MITIGATION PLAN:

A paved parking lot to achieve the required 3:1 ratio will be provided on the site. The Main Worship Auditorium seats 360 people, therefore 120 parking spaces are provided. The intent is to have 2 access roads to 270th Street to allow better flow through the site. See attached Civil Engineering drawings for additional Site Information.

FaithPoint Church will occupy the site mainly on Sunday mornings and there will be no exterior noise beyond the typical use of vehicles entering and exiting the site. The church will not have any odors, glares or dust nuisance issues.

F. BUILDING AESTHETICS:

The exterior of the building will consist of a combination of stone, fiber cement siding, EIFS and Aluminum windows. Pitched roofing will be asphalt shingles and a stained-glass window will be a focal point in the worship space. The highest point of the building will be approximately 35'-0" high with a cross located on the highest roof.

[illegible]



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Conditional Use Permit

FaithPoint Lutheran Church

New Prague, Minnesota



PROJECT TEAM:	
OWNER:	FAITHPOINT LUTHERAN CHURCH 201 CENTRAL AVE N NEW PRAGUE, MN 56071
ARCHITECT:	VANMAN ARCHITECTS AND BUILDERS 9600 54TH AVE N, SUITE 180 PLYMOUTH, MN 55442 PHONE: 763-541-9552 FAX: 763-541-9857 ARCHITECT: ANGIE KNODEL, AIA (angie@vanmanab.com)
CONTRACTOR:	VANMAN ARCHITECTS AND BUILDERS 9600 54TH AVE N, SUITE 180 PLYMOUTH, MN 55442 PHONE: 763-541-9552 FAX: 763-541-9857 PROJECT MANAGER: ADAM HOLMES (adam@vanmanab.com)

SHEET INDEX	
A1 -	TITLE SHEET
A2 -	ARCHITECTURAL SITE PLAN
A3 -	FLOOR PLAN
A4 -	EXTERIOR ELEVATIONS
A5 -	EXTERIOR ELEVATIONS
A6 -	LANDSCAPE PLAN
C1 -	SITE PLAN
C2 -	GRADING & EROSION CONTROL PLAN
C3 -	TEMPORARY SWPP PLAN
C4 -	EXISTING DRAINAGE PLAN
C5 -	PROPOSED DRAINAGE PLAN

A1



FaithPoint Lutheran Church

New Prague, Minnesota

9/30/2019

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CORPORATE

SITE PLAN NOTES

URBAN EXPANSION RESERVE CLUSTER ZONE
CHURCH CONDITIONAL USE

SETBACKS:
FRONT: 150' FROM COUNTY ROAD
CENTERLINE

OR
100' FROM RIGHT OF WAY
WHICHEVER IS GREATER

SIDE: 15'
REAR: 20'

IMPERVIOUS: 30%

MAXIMUM HEIGHT: 35'

PARKING: 1 SPACE PER 3 SEATS MAXIMUM
CAPACITY
120 PARKING SPACES REQUIRED
SPACE SIZE: 9' X 18' MINIMUM
DRIVE WIDTH: 24' MINIMUM

SITE & EXTERIOR LIGHTING TO COMPLY WITH
SCOTT COUNTY REQUIREMENTS. SEE BELOW
FOR POTENTIAL FIXTURES

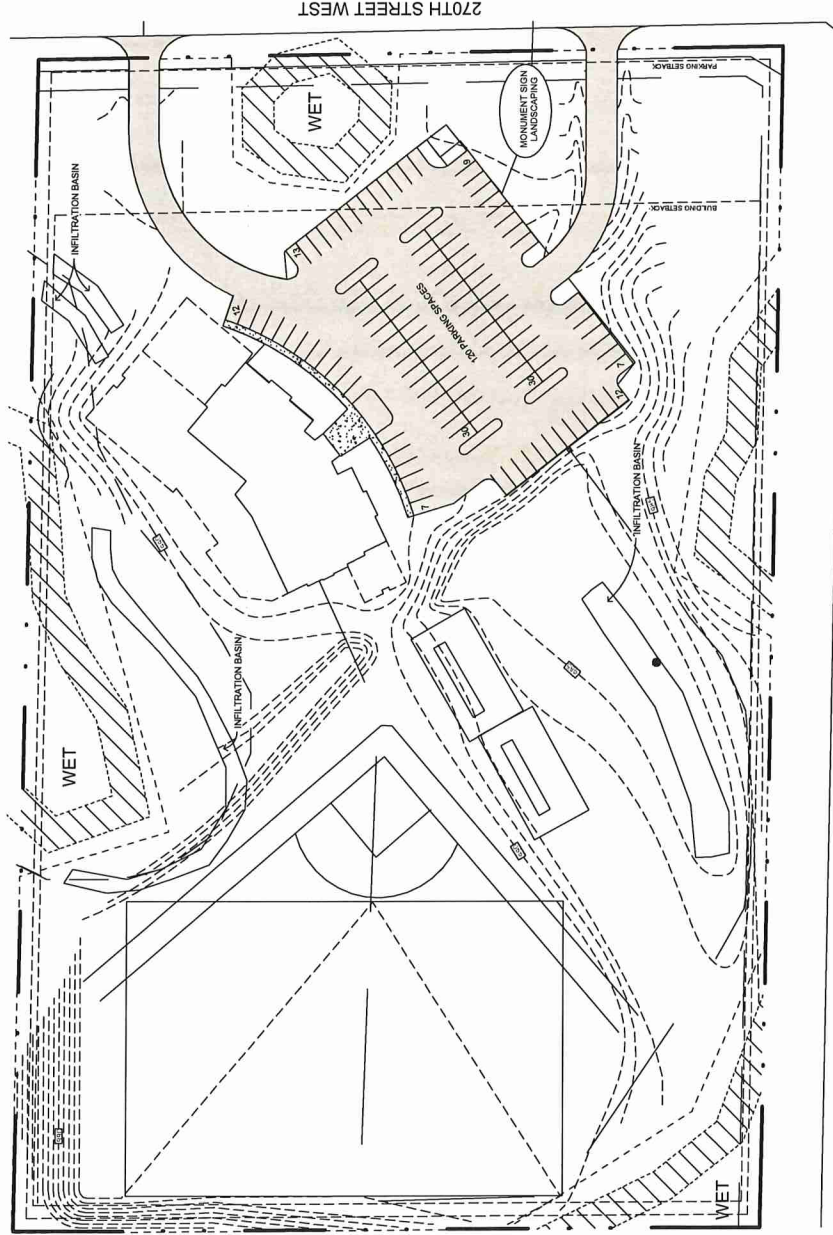


EXTERIOR LIGHTING



SITE LIGHTING

A2



COUNTY ROAD 89

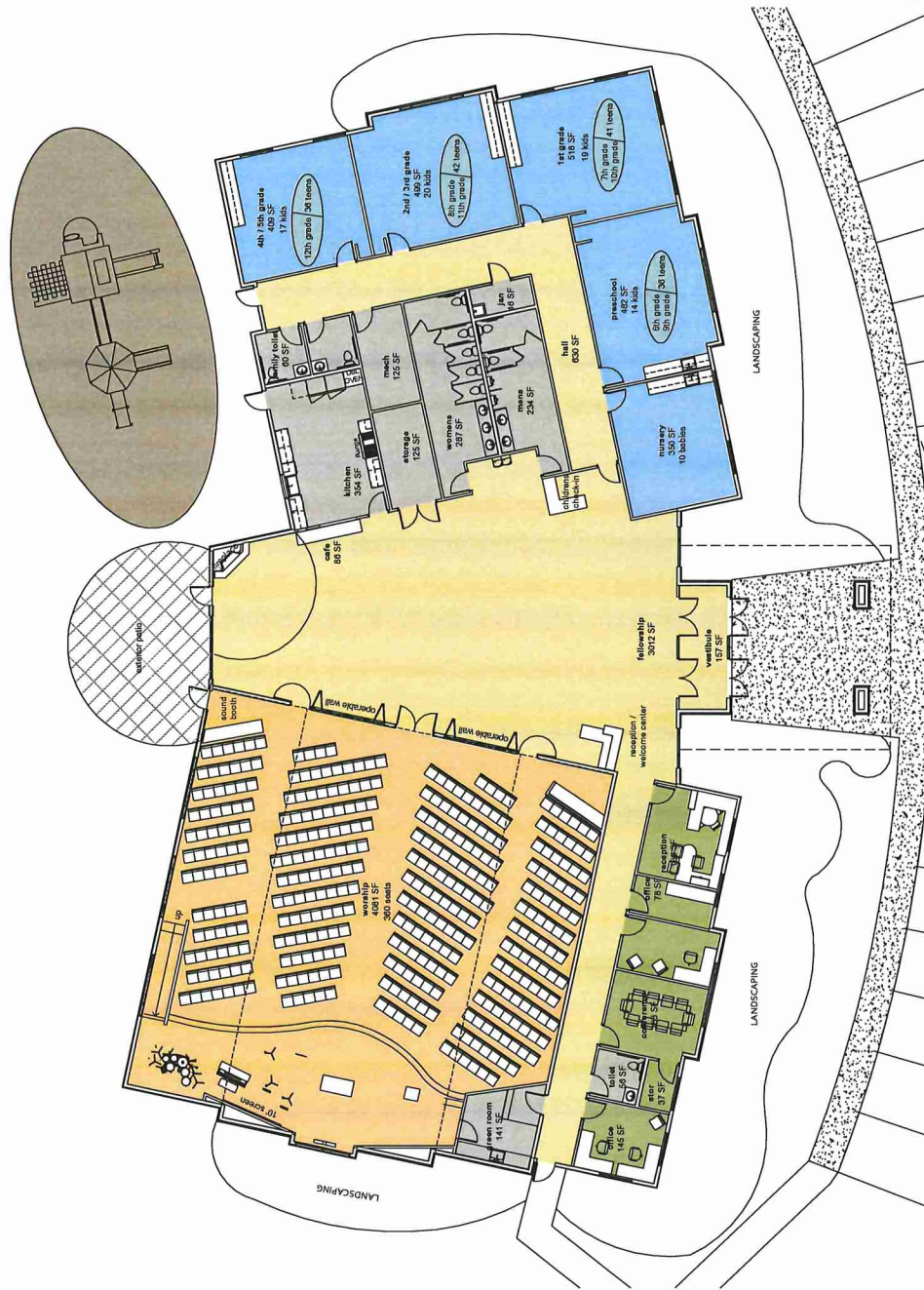
1 SITE PLAN
SCALE: 1" = 40'-0"

FaithPoint Lutheran Church

New Prague, Minnesota

9/30/2019

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PHASE 1 = 12,940 SF

- fellowship
- multi-purpose
- utility
- offices
- worship
- youth

A3

VQ+Q
VANMAN
architects and builders

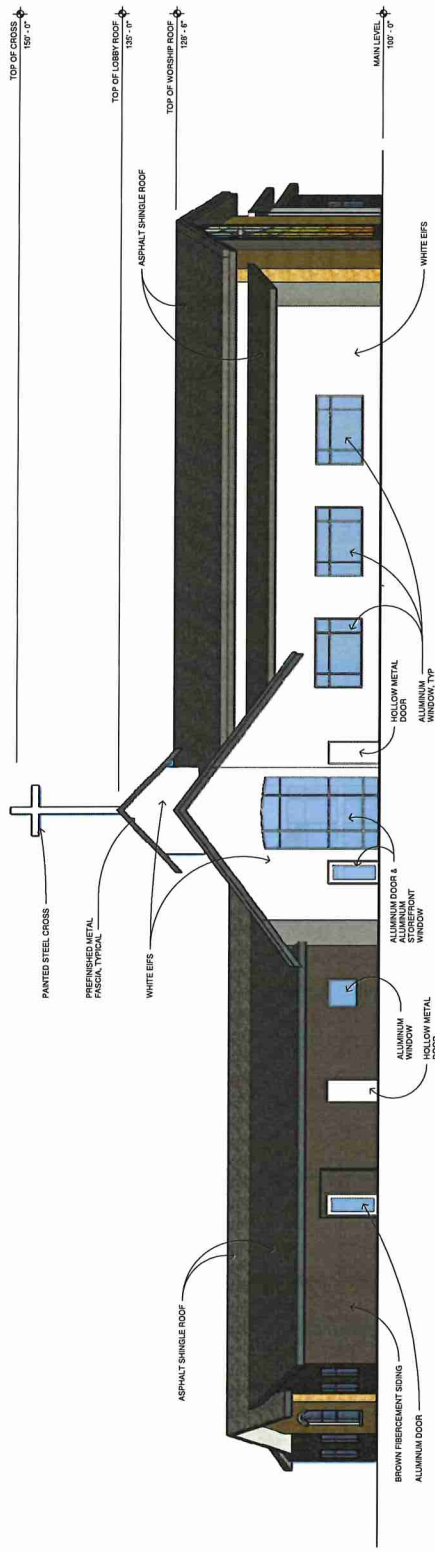
FaithPoint Lutheran Church

New Prague, Minnesota

9/30/2019

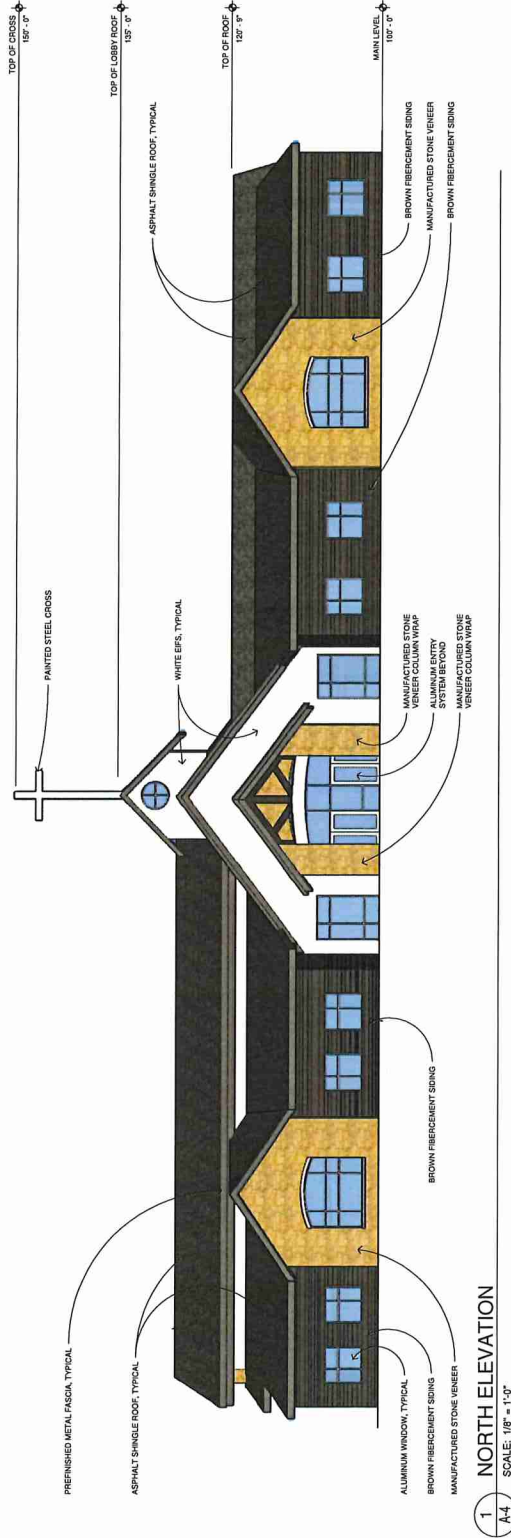
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COMPANY ID: 010



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

FaithPoint Lutheran Church

New Prague, Minnesota

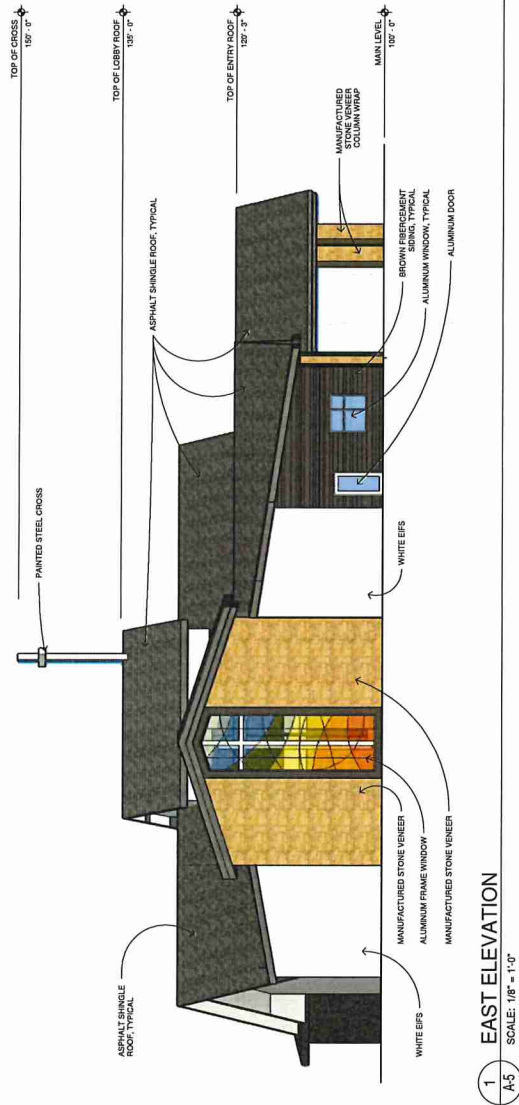
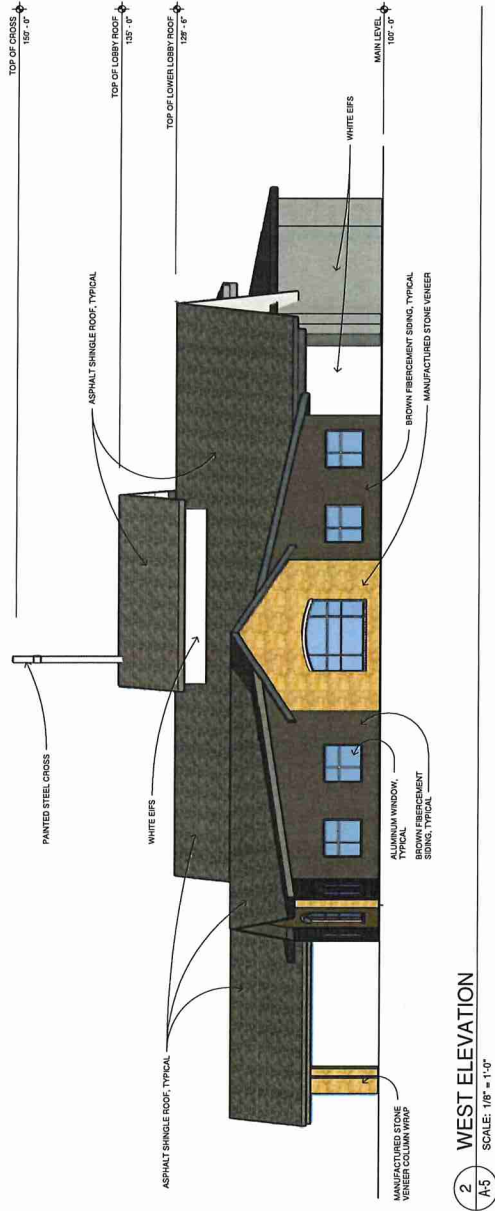
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FaithPoint Lutheran Church

New Prague, Minnesota

9/30/2019

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A5

VANMAN
architects and builders

PLANTING SPECIES



PLANT MATERIAL LEGEND

KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	QTY
A	BLUE SPRUCE	Picea canadensis	5' TALL	CONIFEROUS TREE	50
B	SENN GLEN MAPLE	Acer sennense 'Senn'	2" DIA.	OVERSTORY TREE	5
C	SPRING SNOW CRAB APPLE	Malus 1. 'Spring Snow'	1-1/2" DIA.	ORNAMENTAL TREE	10
D	JAPANESE LILAC	Syringa reticulata 'Hatanagai'	1-1/2" DIA.	ORNAMENTAL TREE	5
E	BLACK LACE ELDERBERRY	Sambucus nigra 'Black Lace'		SHRUB	17
F	EMERALD ARBUTUS	Thalictrum aquilegifolium 'Emerald'		SHRUB	7
G	LITTLE GIANT ARBUTUS	Thalictrum aquilegifolium 'Little Giant'		SHRUB	5
H	COMMON FOX HEDGE	Carex vespertina		PERENNIAL	300 SP
I	BLACK BANKFOOT HILLSIDE	Erigeron annuus 'Black Beauty'		PERENNIAL	300 SP
J	RED LEAFED MADONIA	Madonia mollis		PERENNIAL	300 SP
K	LILY OF THE VALLEY	Lilium convallaria		PERENNIAL	300 SP
L	NARROW LEAF CONE FLOWER	Echinacea angustifolia		PERENNIAL	300 SP
M	BLACK EYED SUSAN	Rudbeckia hirta var. subseriata 'Goldcup'		PERENNIAL	75 SP

ROOT CONDITION
 - Overstory trees shall be 2" inches in diameter as measured at 4.5 feet above the ground, and trees must be balled and burlapped.
 - Coniferous trees shall be 4" feet in height, and trees must be balled and burlapped.
 - Perennial plants shall be planted in landscape.

LANDSCAPING NOTES

1. TREE PRESERVATION - EXISTING TREES WITHIN CONSTRUCTION BOUNDARY ARE TO BE REMOVED FOR NEW CONSTRUCTION. EXISTING TREES NOT WITHIN CONSTRUCTION BOUNDARY SHALL BE PROTECTED.
2. ALL SHRUBS AND PERENNIALS SHALL BE PLANTED WITHIN 2' HARDWOOD MULCH ON WEED BARRIER FABRIC.
3. AT LEAST 10% OF THE EVERGREEN AND/OR DECIDUOUS TREES MUST EXCEED MINIMUM SIZE WHEN PLANTED

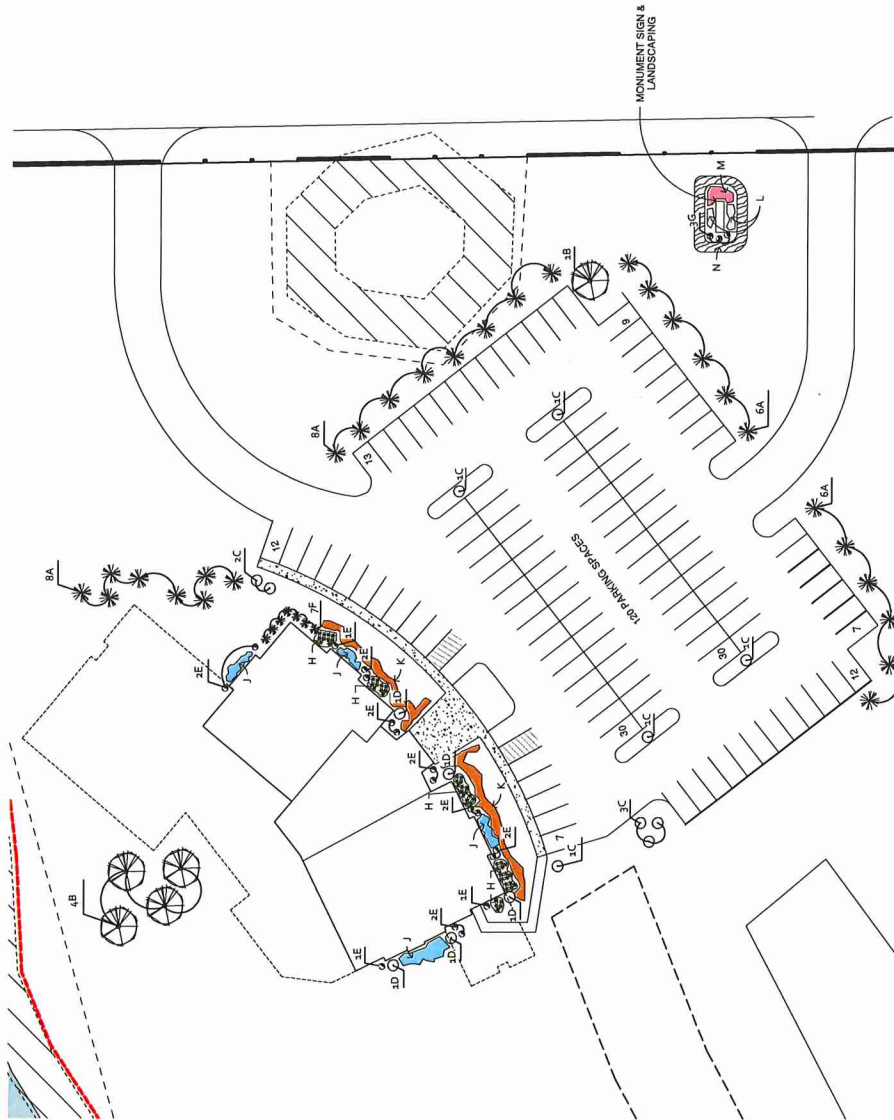
LANDSCAPING REQUIREMENTS

SCOTT COUNTY LANDSCAPING REQUIREMENTS
 Number of Plantings required: 1 landscape unit per 40 feet of site perimeter or 1 landscape unit per 500 square feet of site area, whichever is greater.
 Total of 75 landscape units required.
 Landscape Units shall be defined per Scott County Landscaping Requirements Chart per Chapter 4.1 (4).
 Parking Areas shall be landscaped. Total of 6% of parking to be landscaped.

LANDSCAPE SYMBOL LEGEND



A6



1 LANDSCAPE PLAN
 A-5 SCALE: 1" = 30'-0"

FaithPoint Lutheran Church

New Prague, Minnesota

9/30/2019

VANMAN ARCHITECTS AND BUILDERS - 9600 54th Ave N #180 - Plymouth, Minnesota 55442 - 888.327.2817 - 763.541.9552 - 763.541.9857 - www.vanmanab.com
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SCOTT COUNTY
Environmental Services

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952) 496-8177 • Fax (952) 496-8496 • Web www.scottcountymn.gov

Memo

Date: November 5, 2019
To: Greg Wagner, Zoning Department
From: Mary VonEschen, Environmental Services Department
Subject: PL2019-0082 Plat/CUP – FaithPoint Church

The Scott County Environmental Services Department has reviewed the information submitted for the Plat and CUP for the property located at PID#050710030 in Helena Township. We still need some information before we can finish our review of this application.

1. Number of employees that will be work Monday thru Friday? How many full time and/or part time?
2. Is there any drainage field tile on the property? (yes/no)
3. The soil boring locations need to be on the plat map.
4. The septic tanks are located within the drainage swale. They cannot be installed in the drainage swale.
5. The septic drainfield (mound) areas cannot be in an area that will be graded.
6. The septic system design that was provided does not meet MN Rule Ch 7080 requirements for flow and sizing determination. Have the designer contact this office for requirements.

If you have any questions please call me at 952-496-8344.

Please Note: Any revised plans submitted that are incomplete will be not be reviewed. Therefore, do not submit any project plans until all items above are completed.



MEMORANDUM

TO: Planning and Zoning Department
FROM: Monika Mlynarska, Transportation Planner
DATE: November 25, 2019
SUBJECT: Faithpoint Lutheran Church– CUP/Plat

HIGHWAY DEPARTMENT

Staff has reviewed the proposed Conditional Use Permit (CUP) and Preliminary Plat for Faithpoint Lutheran Church located West of County Road Number 89 and South of 270th Street in Helena Township. The Highway Department offers the following comments:

- An intersection streetlight shall be required to be installed at the intersection of County Road 89 and 270th Street by the applicant.
- A County permit shall be required for the paving of 270th Street in the County right-of-way.
- The applicant shall be required to install right and left turn lanes on County Road 89 at 270th Street with any future building expansion or CUP amendment.
- No ponding, berming, or signage shall be located within the road right-of-way.

Please contact me if you have any questions or need additional information.



SCOTT COUNTY
Natural Resources Department

GOVERNMENT CENTER 114 • 200 FOURTH AVENUE WEST • SHAKOPEE, MN 55379-1220
(952) 496-8475 • Fax (952) 496-8496 • Web www.co.scott.mn.us

Memo

Date: 12/12/19
To: Marty Schmitz, Zoning Administrator
From: Megan Tasca, P.E., Natural Resources Department
Subject: PL2019-082 Faith Point Church

The Scott County Natural Resources Department has completed a review of plans sheets 1-5 dated 11/26/19 and a Resource Management Plan dated 10/24/19 for the Faith Point Church project for conformance with the regulations of Scott County Zoning Ordinance #3, Chapter 6 requirements. Please complete the requested changes and modifications and resubmit for review and approval.

1. Provide inverts for the proposed 12" CMP under the east driveway on the grading plans. Include erosion and sediment control at the downstream end if needed.
2. Show the inverts for the outlets from the biofiltration basin on the grading plans.
3. Adjust the grading adjacent to wetland #1 and wetland #2 to remain outside of the buffer areas.
4. Add cleanouts to the drain tile within the biofiltration basin for future maintenance. Add a detail for the cleanouts to the plan sheets.
5. Include a detail for the Rain Guardian on the plan sheet and all information required to ensure proper construction such as spot elevations and inverts.
6. Add additional notes to the plans sheets to delineate the extents of the proposed curb. It is unclear where the curb starts and stops.
7. Show the EOF elevations and flow directions on the grading plans for all wetlands, low areas, and the biofiltration basin.
8. Provide inlet protection for the Rain Guardian device, driveway culvert, and Biofiltration overflows on the temporary erosion control plan.
9. Rate control should be provided to pre-settlement rates for any areas undergoing a land use change. Please see Chapter 6B-2.2.j for curve numbers for pre-settlement areas.
10. Add the filtration from the biofiltration basin as a limiting flow on the drain tile outlet in the HydroCAD model.
11. The 100-YR HWL of the biofiltration basin is above the edge of the alternate ISTS. Please revise the basin design to avoid the alternate site.
12. Provide calculations showing that the biofiltration basin will draw down within 48 hours.
13. Provide a soil boring within the proposed biofiltration basin to confirm soil types and groundwater elevations. Boring should extend a minimum of 5' below the proposed bottom of the filtration medium.
14. Include wetland #4 in the existing conditions modeling.
15. Provide a SWPPP that meets all the requirements of the MPCA NPDES Construction Stormwater Permit for review.
16. Provide the locations of all required conservation easement signage on a plan. This includes at all property boundaries, major changes in direction, and otherwise every 200 feet. Signs can be

obtained from Scott County Natural Resources by calling 952-496-8881.

17. Provide a drainage and utility easement for the proposed biofiltration area.
18. Provide a downstream analysis if necessary in accordance with Chapter 6.

Please note the review of any wetland issues and/or review comments by the Township are not included.

If you have any questions or need clarification of these comments, please feel free to contact us at (952) 496-8881.

Cc: Greg Wagner, Planning
Greg Halling – Halling Engineering

SKJW

TOWNSHIP RECOMMENDATION FORM

On Nov. 5, 2019, the Town Board of Helena discussed
with Faith Point, the request to approve plat and
conditional use for a church to be built
in Section 35 of Helena Twp

After reviewing the Request, the Town Board:

☒

RECOMMENDS APPROVAL
WITH THE FOLLOWING CONDITIONS:

1) Approved Surveys Agreement & Engineering
of road approved by Helander Anderson Inc. Road,
ditches, drainage 3) Faith Point provides Letter of Credit
and escrow as required in SW Agreement

☐

RECOMMENDS DISAPPROVAL
FOR THE FOLLOWING REASONS:

☐ HAS NO RECOMMENDATION, BUT WILL FORWARD THE REQUEST TO THE PLANNING
COMMISSION OR BOARD OF ADJUSTMENT.

SIGNED:

<u>Dolan Coatt</u>	CLERK	<u>Edward Nytes</u>	SUPERVISOR
<u>John Weimer</u>	SUPERVISOR	<u>Duane Deutsch</u>	SUPERVISOR



**DEVELOPMENT REVIEW
for Helena Township
by
Hakanson Anderson**

Submitted to: Helena Township

cc: Greg Halling, Halling Engineering, Inc.
DeAnn Croatt, Town Clerk
Pastor Steve Trewartha, Developer
Greg Wagner, Scott County Planner

Reviewed by: Andrew Vistad, Town Engineer

Date: December 4, 2019

Proposed Project: FaithPoint Lutheran Church

Street Location: 270th Street West New Prague, MN

Owners of Record: FaithPoint Lutheran Church Inc.

Jurisdictional Agencies:
(but not limited to) Helena Township, Wright County, MnDNR

Permits Required:
(but not limited to) Town Approval, Wright County Approval, NPDES
Construction Permit,

INFORMATION AVAILABLE

Construction plans, dated November 26, 2019, prepared by Halling Engineering Inc.

STREET CONSTRUCTION

1. The project will receive access from 270th Street West. Currently 270th Street has aggregate surfacing and is approximately 24' in width.
2. Soil boring information has not been provided with the plans. 2 soil borings shall be completed and provided. The Soil borings shall indicate in place gravel thickness as well as provide information on the underlying soil type.
3. There are minimal details on improvements to 270th Street in the plans. A typical section for the improvements to 270th Street West shall be included. The typical section shall have 2 12' paved lanes with 2' aggregate shoulders. The pavement section shall be appropriate for the underlying soil type. Existing in place gravel thickness measurements shall be included to determine the necessary amount of additional aggregate base.
4. The improvement plans for 270th Street West shall include quantities for a chip seal to be completed with in 1 year after construction of the road is completed.
5. Separation from the roadway shoulder to the ditch bottom may not be adequate additional road ditch grading may be required. Road ditches shall be at least 2.5' deep measured from the height of the shoulder.

GRADING AND DRAINAGE

1. All wetlands, wetland buffers, stormwater structures, conveyance systems, emergency over flows, cross lot drainage, and stormwater detentions basins must be within a drainage and utility easement that contains the entire 100-year high water level. For conveyance systems, the width shall at a minimum contain the flow path and shall increase for larger conveyances. Please show these easements on the plans.
2. To provide access for maintenance Stormwater controls structures and pretreatment basins need to be accessible for maintenance. Please provide and clearly depict on the plans with the label "Stormwater access route" a suitable route within a drainage and utility easement to stormwater facilities.
3. Stormwater runoff is being treated by a biofiltration basin. To ensure the biofiltration basin is not overloaded by sediment pretreatment of stormwater shall be completed prior to discharge to the biofiltration basin.